Permit #F00146980

FilmL.A., Inc.
6255 W Sunset Blvd, 12th Floor
Hollywood, CA 90028
t: (213)977-8600 - f: (213)977-8601
www.filmla.com

## Summary Information

**Permit No:** F00146980 **Type of Permit:** FILMING **Release Date:** 01/17/2019

**Production Company** INDEPENDENCE STUDIO

**Insured Company Name** INDEPENDENCE STUDIO
Contact Phone No. 1 818-266-8665
Contact Phone No. 2
Fax
Address 6431 INDEPENDENCE AVE
WOODLAND HILLS, California 91367

**Production Title** CONTENT GUIDELINES

**Type of Production** Miscellaneous

**Producer** Cedric StClair

**Director** Omid Shabkhiz

**1st AD** Cedric StClair

**Production Manager** Cedric StClair

**FilmL.A. Coordinator** Cody Penwell

**Location Manager** Omid Shabkhiz
Primary Phone Mobile - 818-266-8665
Secondary Phone

**Location Assistant** Cedric StClair
Primary Phone Mobile - (602) 628-4734
Secondary Phone

### Fees

| | |
|---|---|
| FILMLA NON-REFUNDABLE FILM APPLICATION FEE | $685.00 |
| LA COUNTY FIRE REVIEW | $282.00 |
| LA COUNTY ROAD INSPECTION FEE | $360.00 |
| LA COUNTY ROAD APPLICATION FEE | $163.00 |
| LA COUNTY ROAD ENCROACHMENT PERMIT PROCESSING FEE | $297.00 |

**Total Permit Fee** $1,787.00

**Number of Locations** 4

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## Summary Information — Location



| | | | |
|---|---|---|---|
| **Permit Number** | F00146980 | **Location Manager** | Omid Shabkhiz |
| **Production Company** | INDEPENDENCE STUDIO | Primary Phone | Mobile - 818-266-8665 |
| **Insured Company** | INDEPENDENCE STUDIO | Secondary Phone | |
| **Production Title** | CONTENT GUIDELINES | | |

**Location Address** 14499 E Avenue Q, Unincorporated Los Angeles County, CA, 93591

**Location Name** FOUR ACES MOVIE RANCH

**Location Type** Ranch

**Film Dates** 1/19/2019 - 1/20/2019 08:00 - 20:00 2 days

**Open or Closed to the Public** Closed

**Generic Conditions**

*Certain service and personnel fees required by jurisdictional agencies are not collected by FilmL.A. Any such fees must be paid directly to the appropriate agency, and a separate invoice will be provided to the permittee.
*LA CITY AND/OR LA COUNTY FIRE CHECKLIST ATTACHED TO FINAL PERMIT. THE PERMITTEE IS RESPONSIBLE FOR COMPLETING CHECKLIST PRIOR TO FILMING ACTIVITY AT THIS LOCATION. NON COMPLIANCE MAY RESULT IN ASSIGNMENT OF A FIRE OFFICER.
All vehicles must be parked on private property
Must comply with attached conditions
Must contact local sheriff department ½ hour prior to any brandishing of weapons, gunfire, special effects, or aerial activity.
Must Maintain 5' Clearance on Sidewalks/Walkways
Must maintain local/emergency access
No cast or crew parking on area streets
No interference with merchant activity.
No interference with vehicular or pedestrian traffic

**Please see attached documents**

The Four Aces Filming Boundary Map.pdf
CUP. 14499 E Avenue Q_ FOUR ACES. 9.28.2017.pdf
The Four Aces Environmental Educ Prog_compressed.pdf

**Equipment on Location**

| Type | Quantity |
|---|---|
| Fire Extinguisher (2A10BC Minimum Rating) | 3 |
| Generator | 1 |
| Picture vehicles | 1 |
| Trailers | 1 |
| Vans | 1 |

**Personnel on Location**

| Type | Quantity |
|---|---|
| Cast | 3 |
| Crew | 7 |
| LA County Field Inspection | 1 |

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www.filmla.com

## Summary Information — Location



| | | | |
|---|---|---|---|
| **Permit Number** | F00146980 | **Location Manager** | Omid Shabkhiz |
| **Production Company** | INDEPENDENCE STUDIO | Primary Phone | Mobile - 818-266-8665 |
| **Insured Company** | INDEPENDENCE STUDIO | Secondary Phone | |
| **Production Title** | CONTENT GUIDELINES | | |

**Filming Activities** Brandishing weapons (not in public view); Camera in car; Camera on sticks; Drive ups & away; Emergency vehicles with flashing lights; Equipment on property; Exterior Dialogue; Exterior establishing shots; Interior Dialogue; Talent in police uniforms; All Activity Contained to Private Property; Filming in Gas Station and Restroom Inside;

**Jurisdiction** **Political:** Los Angeles County - Supervisor District 5 **Police:** Los Angeles County Sheriff **Fire:** Los Angeles County Fire Department

**Thomas Guide** **Page:** 4199 **Grid:** C6

**Location Notes** MUST COMPLY WITH ATTACHED CONDITIONS.

**Approvals** LOS ANGELES COUNTY PUBLIC WORKS - FINAL APPROVERS — Tenasha Bennett

**Coordinator Note** *NO FILMING ACTIVITY ON ADJACENT PARCELS TO RANCH PER LA COUNTY REGIONAL PLANNING. THEY ARE PART OF THE SIGNIFICANT ECOLOGICAL AREA.

**Coordinator Note** LA COUNTY FIRE DEPT. #19-0122-114:
FIELD INSPECTION APPROVED; THREE (3) 2A10BC FIRE EXTINGUISHERS REQUIRED.

**Parking**

**Base Camp**
Location Type : Filming Location

**Crew Parking**
Location Type : Filming Location

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www.filmla.com

## Summary Information — Location



| | | | |
|---|---|---|---|
| **Permit Number** | F00146980 | **Location Manager** | Omid Shabkhiz |
| **Production Company** | INDEPENDENCE STUDIO | Primary Phone | Mobile - 818-266-8665 |
| **Insured Company** | INDEPENDENCE STUDIO | Secondary Phone | |
| **Production Title** | CONTENT GUIDELINES | | |

**Location Address** 41657 150th St E, Unincorporated Los Angeles County, CA 93535

**Location Name** ROCKEY BUTTES MOVIE RANCH

**Location Type** Ranch

**Film Dates** 1/21/2019 - 1/22/2019 14:00 - 22:00 2 days

**Open or Closed to the Public** Closed

**Generic Conditions**

*Certain service and personnel fees required by jurisdictional agencies are not collected by FilmL.A. Any such fees must be paid directly to the appropriate agency, and a separate invoice will be provided to the permittee.
*LA CITY AND/OR LA COUNTY FIRE CHECKLIST ATTACHED TO FINAL PERMIT. THE PERMITTEE IS RESPONSIBLE FOR COMPLETING CHECKLIST PRIOR TO FILMING ACTIVITY AT THIS LOCATION. NON COMPLIANCE MAY RESULT IN ASSIGNMENT OF A FIRE OFFICER.
All vehicles must be parked on private property
Must comply with attached conditions
Must contact local sheriff department ½ hour prior to any brandishing of weapons, gunfire, special effects, or aerial activity.
Must Maintain 5' Clearance on Sidewalks/Walkways
Must maintain local/emergency access
No cast or crew parking on area streets
No interference with merchant activity.
No interference with vehicular or pedestrian traffic

**Equipment on Location**

| Type | Quantity |
|---|---|
| Fire Extinguisher (2A10BC Minimum Rating) | 3 |
| Generator | 1 |
| Picture vehicles | 1 |
| Trailers | 1 |
| Vans | 1 |

**Personnel on Location**

| Type | Quantity |
|---|---|
| Cast | 3 |
| Crew | 7 |
| LA County Field Inspection | 1 |

**Filming Activities** Atmospheric Smoke Effects; Camera in car; Camera on sticks; Drive ups & away; Emergency vehicles with flashing lights; Exterior Dialogue; Exterior establishing shots; All Actiivty Contained to Private Property;

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## Summary Information — Location



| | | | |
|---|---|---|---|
| **Permit Number** | F00146980 | **Location Manager** | Omid Shabkhiz |
| **Production Company** | INDEPENDENCE STUDIO | Primary Phone | Mobile - 818-266-8665 |
| **Insured Company** | INDEPENDENCE STUDIO | Secondary Phone | |
| **Production Title** | CONTENT GUIDELINES | | |

| | | | |
|---|---|---|---|
| **Jurisdiction** | **Political:** Los Angeles County - Supervisor District 5 | **Police:** Los Angeles County Sheriff | **Fire:** Los Angeles County Fire Department |
| **Thomas Guide** | **Page:** 4109 | **Grid:** C6 | |
| **Approvals** | LOS ANGELES COUNTY PUBLIC WORKS - FINAL APPROVERS | | Tenasha Bennett |
| **Coordinator Note** | LA COUNTY FIRE DEPT. #19-0122-114:<br>FIELD INSPECTION APPROVED; THREE (3) 2A10BC FIRE EXTINGUISHERS REQUIRED. | | |
| **Parking** | **Base Camp**<br>Location Type : Filming Location | **Crew Parking**<br>Location Type : Filming Location | |

NO PERMIT

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6255 W Sunset Blvd, 12th Floor
Hollywood, CA 90028
t: (213)977-8600 - f: (213)977-8601
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## Summary Information — Location



| | | | |
|---|---|---|---|
| **Permit Number** | F00146980 | **Location Manager** | Omid Shabkhiz |
| **Production Company** | INDEPENDENCE STUDIO | Primary Phone | Mobile - 818-266-8665 |
| **Insured Company** | INDEPENDENCE STUDIO | Secondary Phone | |
| **Production Title** | CONTENT GUIDELINES | | |

**Location Address** E Ave M, 150th St. - 170th St., Lancaster, CA , CA 93535

**Location Type** Street

**Film Dates** 1/20/2019 - 1/20/2019 13:00 - 19:00 1 day

**Open or Closed to the Public** Open

**Generic Conditions**

*Certain service and personnel fees required by jurisdictional agencies are not collected by FilmL.A. Any such fees must be paid directly to the appropriate agency, and a separate invoice will be provided to the permittee.
*LA CITY AND/OR LA COUNTY FIRE CHECKLIST ATTACHED TO FINAL PERMIT. THE PERMITTEE IS RESPONSIBLE FOR COMPLETING CHECKLIST PRIOR TO FILMING ACTIVITY AT THIS LOCATION. NON COMPLIANCE MAY RESULT IN ASSIGNMENT OF A FIRE OFFICER.
Equipment staging and vehicles may park on one side of the street only.
Must Maintain 5' Clearance on Sidewalks/Walkways
Must maintain local/emergency access
No cast or crew parking on area streets
No interference with merchant activity.
No interference with vehicular or pedestrian traffic
Number of uniformed officers listed on the permit is a minimum requirement.
Permittee remains responsible for deploying a sufficient number of uniformed officers to provide traffic and crowd control to ensure the safety of the film crew and the public.
Traffic control must be done in accordance w/MUTCD
Traffic Officers Required

**Equipment on Location**

| Type | Quantity |
|---|---|
| Cast/Crew vehicles | 5 |
| Picture vehicles | 1 |
| Trailers | 1 |
| Vans | 1 |

**Personnel on Location**

| Type | Quantity |
|---|---|
| Cast | 3 |
| Crew | 7 |
| LA County Field Inspection | 1 |
| Sheriff/CHP | 1 |

**Filming Activities** Camera in car; Driving shots; Driving shots with the flow of traffic; Emergency vehicles with flashing lights; Equipment across street; Exterior Dialogue; Exterior establishing shots; Picture Vehicle Parked on Shoulder of Road, with Dialogue in the Vehicle; Emergency Flashing Lights ONLY while Vehicles are Parked and NOT moving.;

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## Summary Information — Location



| | | | |
|---|---|---|---|
| **Permit Number** | F00146980 | **Location Manager** | Omid Shabkhiz |
| **Production Company** | INDEPENDENCE STUDIO | Primary Phone | Mobile - 818-266-8665 |
| **Insured Company** | INDEPENDENCE STUDIO | Secondary Phone | |
| **Production Title** | CONTENT GUIDELINES | | |

**Jurisdiction**

**Political:** Los Angeles County - Supervisor District 5

**Police:** Los Angeles County Sheriff

**Fire:** Los Angeles County Fire Department

**Approvals**

| | |
|---|---|
| LOS ANGELES COUNTY PUBLIC WORKS - FINAL APPROVERS | Tenasha Bennett |
| LOS ANGELES COUNTY ROAD DEPARTMENT - PALMDALE (PO5) | Darren Eckert |

**Coordinator Note**

*PRODUCTION MUST HAVE A "SHOULDER CLOSED AHEAD" SIGN PLACED BEFORE THEIR SHERIFF/CHP ESCORT.

*EMERGENCY FLASHING LIGHTS ARE ONLY PERMITTED WHILE VEHICLES ARE PARKED AND NOT IN MOTION.

*EMERGENCY FLASHING LIGHTS CAN NOT BE USED WHILE VEHICLES ARE IN MOTION.

*PICTURE VEHICLES MUST BE COMPLETELY ON THE SHOULDER AND OFF OF PAVEMENT.

**Coordinator Note**

LA COUNTY FIRE DEPT. #19-0122-114:
FIELD INSPECTION APPROVED; THREE (3) 2A10BC FIRE EXTINGUISHERS REQUIRED.

**Parking**

| | | | |
|---|---|---|---|
| **Base Camp** Location Type : Other Location | 41657 150th St East, Unincorporated Los Angeles County, CA, 93535 | **Crew Parking** Location Type : Other Location | 41657 150th St East, Unincorporated Los Angeles County, CA, 93535 |

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## Summary Information — Location



| | | | |
|---|---|---|---|
| **Permit Number** | F00146980 | **Location Manager** | Omid Shabkhiz |
| **Production Company** | INDEPENDENCE STUDIO | Primary Phone | Mobile - 818-266-8665 |
| **Insured Company** | INDEPENDENCE STUDIO | Secondary Phone | |
| **Production Title** | CONTENT GUIDELINES | | |

**Location Address** 150th St., E Ave M - E Ave K, Los Angeles County, CA 93535

**Location Type** Street

**Film Dates** 1/20/2019 - 1/20/2019 13:00 - 19:00 1 day

**Open or Closed to the Public** Open

**Generic Conditions**

*Certain service and personnel fees required by jurisdictional agencies are not collected by FilmL.A. Any such fees must be paid directly to the appropriate agency, and a separate invoice will be provided to the permittee.
*LA CITY AND/OR LA COUNTY FIRE CHECKLIST ATTACHED TO FINAL PERMIT. THE PERMITTEE IS RESPONSIBLE FOR COMPLETING CHECKLIST PRIOR TO FILMING ACTIVITY AT THIS LOCATION. NON COMPLIANCE MAY RESULT IN ASSIGNMENT OF A FIRE OFFICER.
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Must Maintain 5' Clearance on Sidewalks/Walkways
Must maintain local/emergency access
No cast or crew parking on area streets
No interference with merchant activity.
No interference with vehicular or pedestrian traffic
Number of uniformed officers listed on the permit is a minimum requirement.
Permittee remains responsible for deploying a sufficient number of uniformed officers to provide traffic and crowd control to ensure the safety of the film crew and the public.
Traffic control must be done in accordance w/MUTCD
Traffic Officers Required

**Please see attached documents**

CLUB ED Map 12_11.2018.pdf
CLUB ED LA COUNTY ROADS MAP_Jan_30_2009.pdf
CUP _Club Ed Last 3 pages.pdf

**Equipment on Location**

| Type | Quantity |
|---|---|
| Cast/Crew vehicles | 5 |
| Fire Extinguisher (2A10BC Minimum Rating) | 3 |
| Picture vehicles | 1 |
| Trailers | 1 |
| Vans | 1 |

**Personnel on Location**

| Type | Quantity |
|---|---|
| Cast | 3 |
| Crew | 7 |
| LA County Field Inspection | 1 |
| Sheriff/CHP | 1 |

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t: (213)977-8600 - f: (213)977-8601
www.filmla.com

## Summary Information — Location



| | | | |
|---|---|---|---|
| **Permit Number** | F00146980 | **Location Manager** | Omid Shabkhiz |
| **Production Company** | INDEPENDENCE STUDIO | Primary Phone | Mobile - 818-266-8665 |
| **Insured Company** | INDEPENDENCE STUDIO | Secondary Phone | |
| **Production Title** | CONTENT GUIDELINES | | |

**Filming Activities** Camera in car; Driving shots; Driving shots with the flow of traffic; Emergency vehicles with flashing lights; Equipment across street; Exterior Dialogue; Exterior establishing shots; Picture Vehicle Parked on Shoulder of Road, with Dialogue in the Vehicle; Emergency Flashing Lights ONLY while Vehicles are Parked and NOT moving.;

**Jurisdiction** **Political:** Los Angeles County - Supervisor District 5 **Police:** Los Angeles County Sheriff **Fire:** Los Angeles County Fire Department

**Approvals**

| | |
|---|---|
| LOS ANGELES COUNTY PUBLIC WORKS - FINAL APPROVERS | Tenasha Bennett |
| LOS ANGELES COUNTY ROAD DEPARTMENT - PALMDALE (PO5) | Darren Eckert |

**Coordinator Note** *PRODUCTION MUST HAVE A "SHOULDER CLOSED AHEAD" SIGN PLACED BEFORE THEIR SHERIFF/CHP ESCORT.

*EMERGENCY FLASHING LIGHTS ARE ONLY PERMITTED WHILE VEHICLES ARE PARKED AND NOT IN MOTION.

*EMERGENCY FLASHING LIGHTS CAN NOT BE USED WHILE VEHICLES ARE IN MOTION.

*PICTURE VEHICLES MUST BE COMPLETELY ON THE SHOULDER AND OFF OF PAVEMENT.

**Coordinator Note** LA COUNTY FIRE DEPT. #19-0122-114:
FIELD INSPECTION APPROVED; THREE (3) 2A10BC FIRE EXTINGUISHERS REQUIRED.

**Parking**

| | | | |
|---|---|---|---|
| **Base Camp** Location Type : Other Location | 41657 150th St East, Unincorporated Los Angeles County, CA, 93535 | **Crew Parking** Location Type : Other Location | 41657 150th St East, Unincorporated Los Angeles County, CA, 93535 |

NOT A PERMIT

Permit #F00146980

DRAFT PERMIT

# Boundary of Disturbed Area

## APN: 3029-010-009 (4-Aces Movie Ranch)

Printed: Feb 05, 2014

0 70
Feet

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**The Four Aces**
**14499 East Ave O, Palmdale, CA 93591**
**September 28, 2017**

APN: 3029-010-009
New Conditional Use Permit (CUP) Approved: R2014-00920 / CUP 201400043
Expires 12/16/2035

- All film, photo, or similar activity shall comply with the following conditions of CUP: 12, 19, 29, 30, 32, 34, 35, 36, 37, 38, and 40.

- All film, photo, or similar activity shall comply with Mitigation Measure 4.3 of Mitigation Monitoring Program.
    - Lessees and Production companies, and/or person (s) in charge of filming, photographic activities shall have a copy of and review the Environmental Education Handout.

- No filming or filming related activities are permitted in areas beyond the existing barbed wire fence separating the disturbed area of the Motion Picture Set from the undisturbed areas of the Big Rock Wash Significant Ecological Area (SEA), as documented during the staff site inspection dated January 23, 2014. No additional expansion, construction or development of the Motion Picture Set may occur; Filming activities shall be limited to the disturbed areas shown on the attached pdf. Map and Revised Exhibit A.

- The owner, tenant or operator shall obtain a film permit for any filming or photography activity, as required by the Los Angeles County Zoning Code and all other applicable County Codes, and shall comply with all conditions imposed therein;

- The necessary guest and staff parking spaces shall be provided on the premises at all times during filming. If parking is provided at a remote off-site location, the Production company, lessee, or operator shall submit the location to FILM LA to be reviewed by Regional Planning

- Should the hours of operation for filming result in excessive vehicular traffic or noise impacting the health, safety and general welfare of adjacent residents, or generate excessive complaints, the Director of Regional Planning reserves the right to modify or alter operating hours;

- The site shall be maintained in good condition, free from any trash and debris or extraneous markings, drawings and/or signage.

NOT A PERMIT

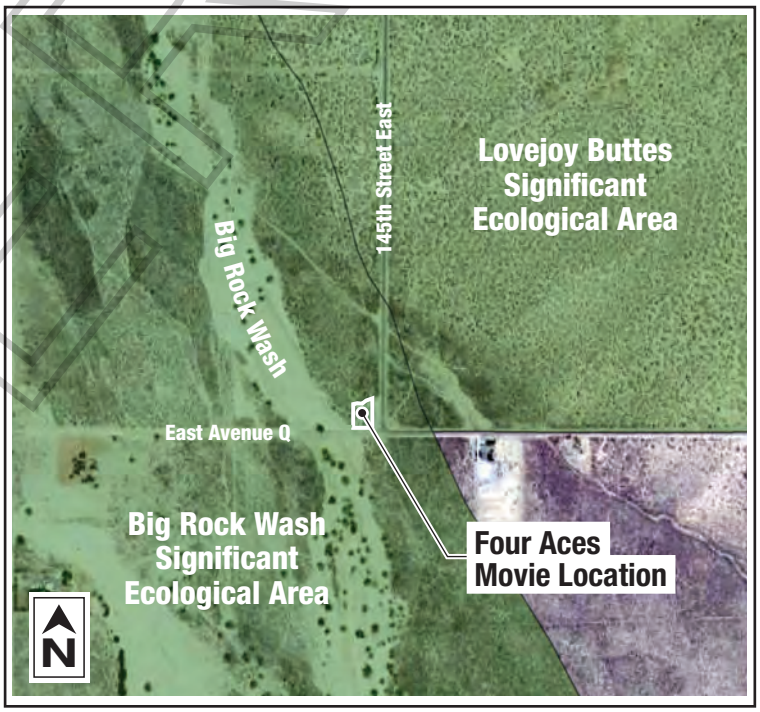
# Four Aces Movie Location

## Introduction

The Four Aces Movie Location is located in a Significant Ecological Area, which is a designation given by Los Angeles County to land that contains irreplaceable biological resources. Significant Ecological Areas contain rare and sensitive habitats that support valuable plant and wildlife species as well as areas that are important for wildlife movement. Significant Ecological Areas are designed to preserve the biological diversity of the region. Los Angeles County permits the operation of the Four Aces Movie Location within a Significant Ecological Area, provided that the natural habitats in the surrounding area are not encroached upon or disturbed. To protect the important biological resources of the Significant Ecological Area, Los Angeles County requires that all personnel managing or using the Four Aces Movie Location observe the protective measures listed on the second page of this handout.

## The Big Rock Wash Significant Ecological Area

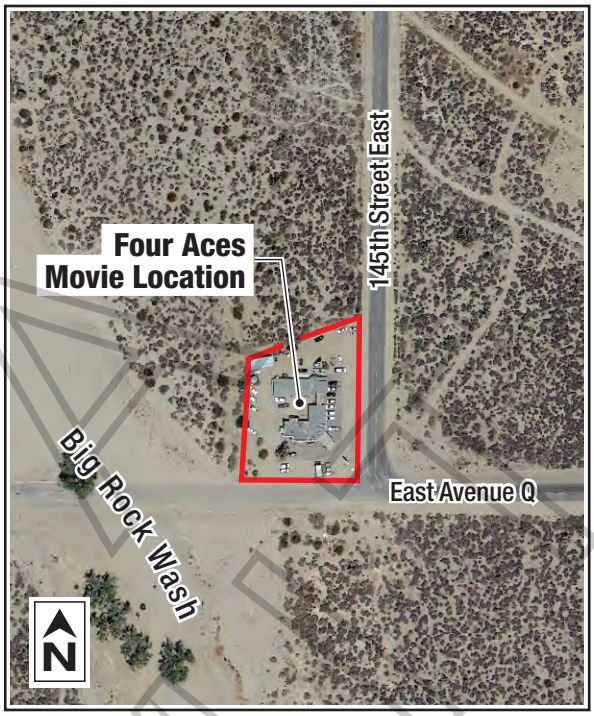
The Four Aces Movie Location is located within the Big Rock Wash Significant Ecological Area. Big Rock Wash is a large and relatively undisturbed example of desert wash habitat, which is located to the west of the Four Aces Movie Location. It provides important riparian habitat and an important wildlife migration corridor, as well as a means of seed dispersal for many desert plants. Desert washes typically support much greater species diversity than surrounding upland habitats, and are important to the stability of desert ecosystems. Another important natural habitat within the Big Rock Wash Significant Ecological Area is Joshua tree woodland, which is considered sensitive by the California Department of Fish and Wildlife. The Four Aces Movie Location is surrounded by a Joshua tree woodland, which contains low density of Joshua trees and an understory of saltbush scrub. Both the desert wash and Joshua tree woodland habitats may contain rare and threatened wildlife species, which are protected by State and Federal laws and regulations.




NOT FOR REPRINT

## Protective Measures

The sensitive natural habitats of the Big Rock Wash Significant Ecological Area may be easily disturbed by human activities. The encroachment of personnel, vehicles, or domestic pets into the natural habitats surrounding the Four Aces Movie Location could degrade these areas and potentially result in mortality, injury, harassment, or disturbance to protected wildlife species. Also, if disturbed road shoulders or other off-site areas are used for parking, vehicles could potentially injure protected wildlife species that may occur temporarily in these areas. If not properly controlled, light spillover or glare from outdoor lighting and amplified sound within outdoor areas especially if routine or for prolonged periods during nighttime hours could be disruptive to the normal behavior of wildlife and could cause some species to avoid the area. Food-related trash if not properly managed could attract predators to the area in greater than natural numbers, which could have adverse effects on protected wildlife species.




Due to the importance and sensitivity of the biological resources of the Big Rock Wash Significant Ecological Area, the County requires that all personnel managing or using the Four Aces Movie Location observe the following protective measures:

1) All activities associated with use of the Four Aces Movie Location are restricted to the fenced-off cleared/developed area containing the film set, which is shown in red on the figure above.
2) Parking in off-site areas in the vicinity of the film set, such as along road shoulders or within adjacent natural areas is prohibited.
3) Personnel are prohibited from entering the natural habitats within the Significant Ecological Area.
4) Pets must be contained and prevented from entering natural habitats within the Significant Ecological Area.
5) Nighttime lighting must be controlled to prevent light trespass or glare into the natural habitats surrounding the film set.
6) Noise including amplified sound during nighttime hours must be minimized.
7) All food-related trash must be disposed of in predator-proof closed containers.

Observance of these protective measures will ensure that disturbance to biological resources within the Big Rock Wash Significant Ecological Area will be avoided and minimized.

## Signature Certification

By signing below I indicate that these environmental education materials have been provided to me, I understand the materials provided, and I will observe the protective measures included herein during the use of the Four Aces Movie Location.

| *(Print Name)* | *(Signature)* | *(Date)* |
|---|---|---|

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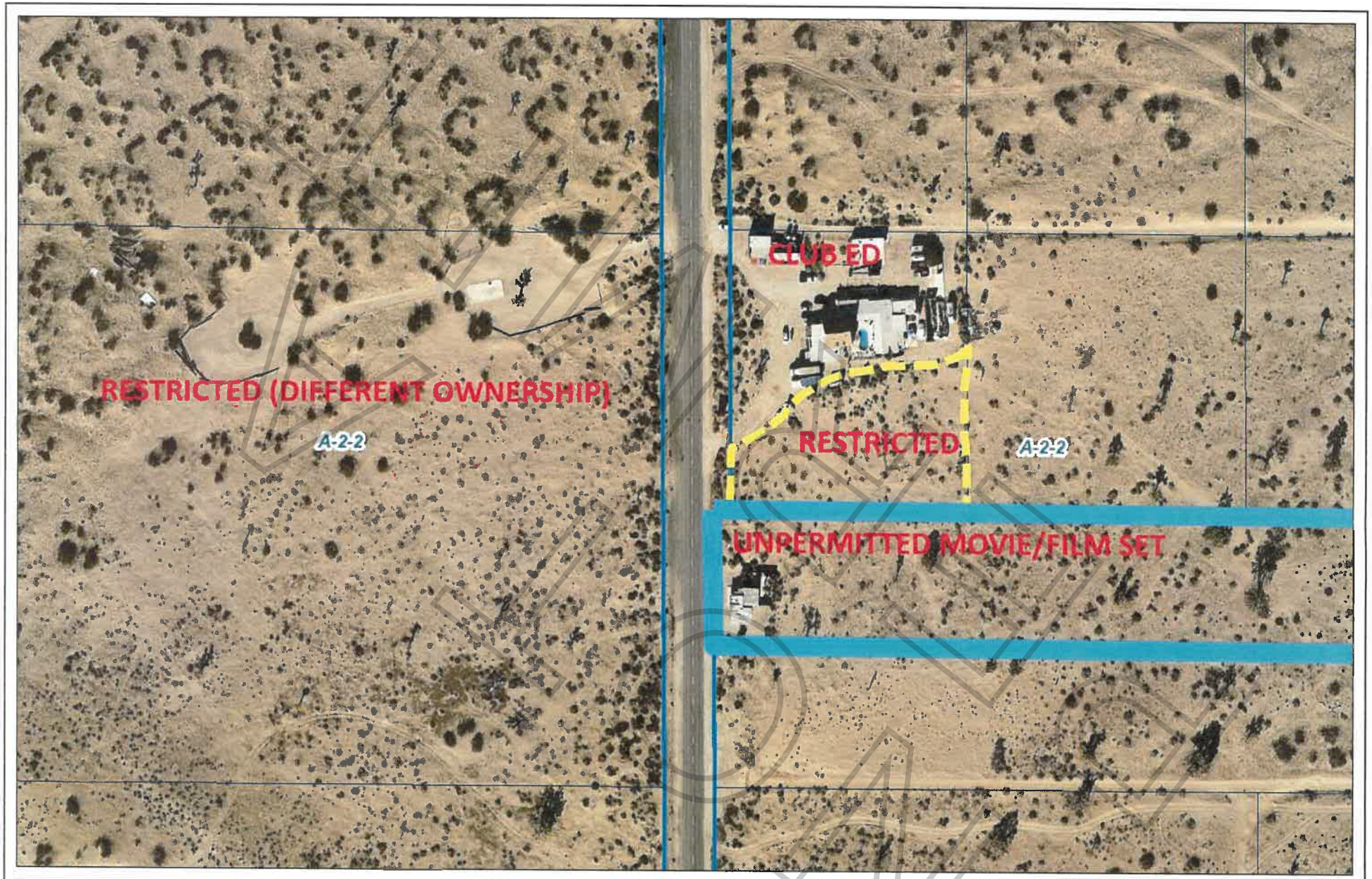
Permit #F00146980




0 94 188 Feet

# CLUB ED

No Filming on APN 3362-008-002

Printed: 12/10/18

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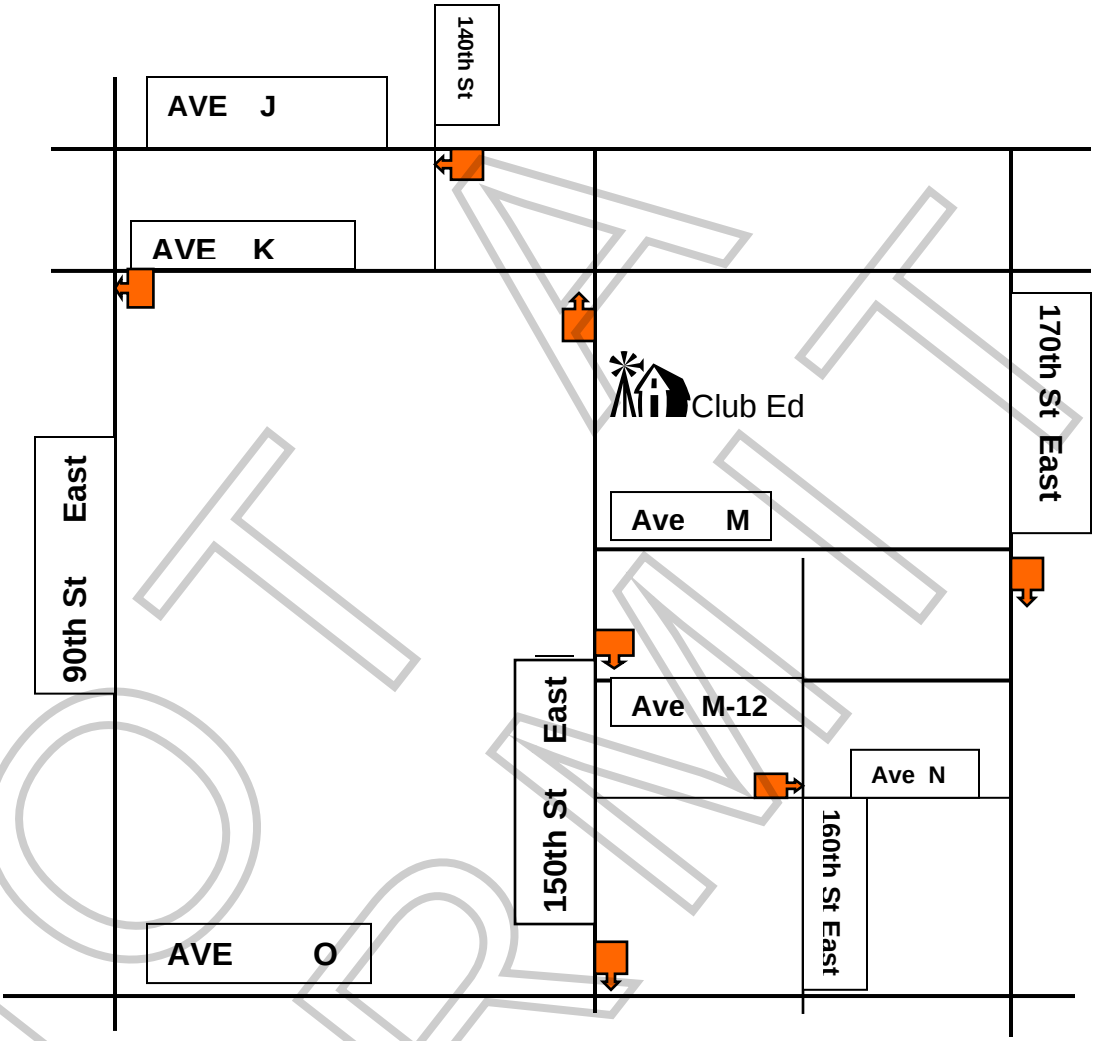
# SIGN PLACEMENT FOR CLUB ED




**FILMING ON 150TH EAST EXPECT DELAYS**

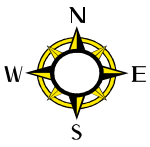
←TYPICAL SIGN
4FT X 4FT , Black 6inch letters on Orange background

SIGNS MAY BE RENTED AT & PICKED UP AT THE FOLLOWING LOCATIONS:

| | |
|---|---|
| CLUB ED | 661-946-1515, ext 2-Randy |
| TRAFFIC CONTROL SERVICE | 661-255-8733 |
| ITC BARRICADE INC | 661-816-6270 |
| JCL BARRICADE INC | 213-622-9775 |

Revised 01-28-09 Addition of two sgns

NOT A PERMIT




# SIGN PLACEMENT FOR CLUB ED

NOT A PERMIT

Revised 01-28-09 Addition of two sgns

**PROJECT NO. R2006-03420-(5)**
**CONDITIONAL USE PERMIT NO. 200600271-(5)**



1. This grant authorizes the use of the subject property for the continued operation and maintenance of a motion picture set and caretaker's mobile unit within the A-2-1 (Heavy Agricultural—1-acre minimum lot size) zone.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

3. This grant shall not be effective for any purpose until the permittee has filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.

4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

   The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.

7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

NO FEE PERMIT

8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.

9. **This grant will terminate on March 4, 2028.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of $1,500.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for 10 biennial inspections. Inspections shall be unannounced.

    If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $150 per inspection).

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health and safety or so as to be a nuisance.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

13. Provisions shall be made for all natural drainage to the satisfaction of the Department of Public Works.

NOT A PERMIT

14. The subject facility shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided as may be required by said department.

15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

17. In the event of an occurrence of such extraneous markings, drawings, or signage, the permittee shall remove or cover them within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A."

19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises under which the permittee has control.

20. This grant allows motion picture production including the maintenance of a motion picture set and a caretaker's mobile home subject to the following restrictions as to use:

    a. There shall be no solid perimeter fencing or chain-link fencing around the property. Any fencing that is maintained or installed shall allow small wildlife—such as rabbits and tortoises—to pass through freely;
    b. The southern one-third of the property is to remain under natural conditions, with no vegetation to be removed;
    c. All Joshua trees (*Yucca brevifolia*), alive or dead, including fallen branches, shall remain undisturbed;
    d. Domestic pets, dogs and cats in particular, shall be forbidden, except within enclosed cages or pens or when being filmed as part of a motion picture production; and
    e. All-terrain vehicles or off-road vehicles shall be prohibited from use on the property, except as a prop, where such use will be restricted to existing disturbed areas as identified in the Biological Constraints Analysis dated June 1993.

NOT A PERMIT